

BUILDING ENTRANCES

For Large-Scale development, a minimum interval of primary entrances shall be required along all street frontages with the exception of lanes. A primary entrance shall be defined as an entrance that has an individual street address.

Why This Matters

The existing Historic District Ordinance already requires that Primary Entrances be provided for Large-Scale Development at intervals not to exceed 60 feet. This should be upheld firmly and further defined to ensure that these entrances produce the opportunity for active streetscapes.

The current dimension of 60 foot intervals appears to be appropriate for all block types with the exception of Trust Blocks which could be stated as 100 foot minimum interval due to the increased frontage along primary streets.

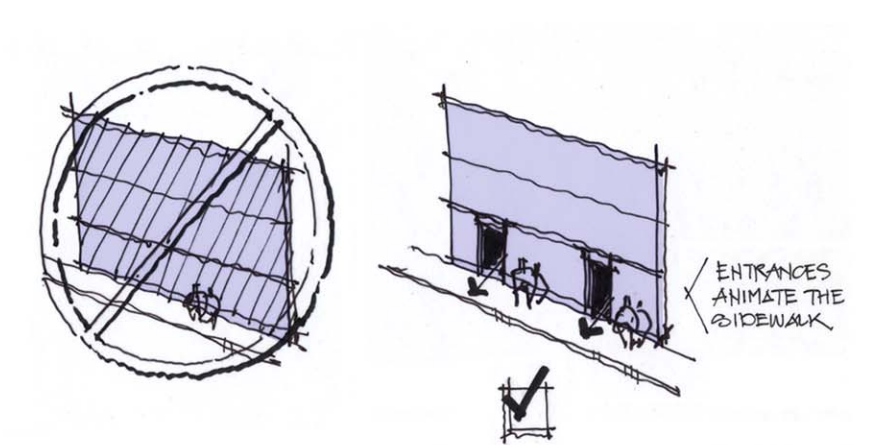
This standard should be upheld for large-scale private development. Civic and institutional buildings would not be required to meet this standard.

The number of addresses within a block is a direct measure of its vitality, human scale and pedestrian activity. Savannah’s most walkable blocks feature multiple street addresses along their sidewalks.

While the windows of a building produce ‘eyes on the street,’ doorways that provide access to interior uses provide ‘feet on the street.’

A challenge for large-scale development is to create enough dispersed activity on its surrounding sidewalks to provide the level of safety and human scale found in blocks comprised of many smaller buildings.

By providing access points for different interior uses at the street edge, larger buildings can contribute to the activity on the sidewalk and can evolve to support different uses over time.



Require Street Level Entrances



Large-scale buildings with few or no entrances on primary frontages overpower the street and are out of scale to the pedestrian at street level.



Large-scale development can be successful with careful planning at the street level. Drayton Tower uses multiple individual addresses to engage the street.

DESIGN PRINCIPLE 3

BUILDING ENTRANCES



Primary entrance with street address.



Entrance appropriate to building scale.



Lost street address.



Service doors do not qualify as entrances.



The street level entry wall can serve to define the meeting of public and private space.



This sidewalk is enlivened by multiple addresses within the building wall.



Lost street entrances within the block disassociate sidewalk from the building.

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